

April 25, 2016

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**Questions and Answers # 2 - SFO # VA101-15-R-0082  
West Haven, CT**

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1. Please see the excerpt below from the VA West Haven Attachment #1 to Form 1364A? What is the difference between the two lines highlighted in yellow. They appear to reference the same items.

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| Building Total Rentable Square Feet (RSF):                             |
| Building Total Net Usable Square Feet (NUSF):                          |
| Common Area Factor:  |
| Land Acquisition Costs (not including site improvements or demolition) |
| Annual Operating Expenses (line 27 from GSA Form 1217):                |
| Annual Operating Expenses per NUSF(line 27 from GSA Form 1217):        |
| <b>Total Schedule B Lump Sum Cost:</b>                                 |
| Total Physical Security Lump Sum Cost:                                 |
| Total Sustainability and Energy Lump Sum Cost:                         |
| Mobile MRI Lump Sum Cost (N/A):  |
| Canopies and Covered Walkways Lump Sum Cost (SFO 5.4.3):               |
| Exterior Activity Areas/Yards Lump Sum Cost (SFO 5.4.4):               |
| <b>Lessor Furnished Special Equipment Lump Sum Cost (SFO 6.3.2):</b>   |
| VA Furnished/Lessor Installed Equipment (SFO 6.3.3):                   |
| Medical Gas Lump Sum Cost (N/A):                                       |
| Dental Gas Lump Sum Cost (N/A):  |
| Holding Room Lump Sum Cost (SFO 7.15):                                 |
| Independent Technical Review Fee Lump Sum Cost (SFO 3.17.2):           |
| Resident Engineer's Office Space Lump Sum Cost (SFO 3.23.1):           |
| Exterior Signage Lump Sum Cost (SFO 5.6):                              |

Attachment #1 to Form 1364A has been revised to reflect changes as referenced in Amendment #2.

2. With respect to the above entitled Solicitation, when does an offer from a vendor become irrevocable, so that it cannot be withdrawn?

An Offeror may withdraw his/her offer at any time up to award (fully-executed Lease). An Offeror is requested to formally notify the Contracting Officer of a withdrawal and exclusion from the Competitive Range.

3. Section 6.2.6 E. Roofs indicates that the VA may require rooftop mounted satellite system or other rooftop antennas for the building. None are shown on the Conceptual Plans. Are they required?

It has yet to be determined the location of required antennas on the rooftop at the conceptual stage of the project. This will be confirmed during the CD stage by the

successful bidder. Refer to Schedule B, Special Requirements to coordinate quantities of equipment.

4. Section 4.2.4 Physical Security and Natural Disasters Resistive Design, B. Building Entrances and Exits. SFO calls for a Fire Command center (FCC) to be shown on the floor plan, near an entrance door. None is shown on the Conceptual Plans. Is a Fire Command Center required?

The Fire Command Center will be located in the Fire Room. The FCC panel will be located near the public entrance, as to be indicated by the successful bidder in the Construction Documents.

5. Section 4.3.3 Occupancy Type - No occupancy type is listed in the SFO. Should we assume that the building can be classified as NFPA 101 Business Occupancy?

The building will be classified as Business – Clinical Healthcare. See Amendment #2.

6. The Conceptual Plans do not show any site fencing or access gates. Are any required?

No fencing or access gates are required.

7. Canteen. Is an exhaust hood required in the canteen, and if so, what size?

An exhaust hood is required in the kitchen and reflected in Schedule B.

8. Please provide number of employees who will work at the facility and the number of patients who will use the services on a daily or weekly basis. Furthermore, provide parking counts by use.

The number of full-time employees is 110. The estimated number of patient visits to be served at the facility is 47,000 individual visits and 20,000 group visits.

9. In the primary care area for the staff section in the center of the PACT model, it appears to be hardened walls. Was the intent for full height walls or is that intended to be the traditional open space that we're accustomed to?

The partitions around the team area work stations are hardened, but are not full height to allow natural light into the space.

10. The program shows a Med. Gas Room SRGC1. Please clarify is med gases are required. The room types indicated do not typically require medical gas.

Medical gas storage is for portable cylinders. The proposed facility will not be piped for medical gases.

11. The site plan shows a cooling tower. We plan to provide an option for an exterior air-cooled chiller. We will compare the energy efficiency and cost effectiveness of a water cooled chiller versus an air-cooled chiller.

Air-cooled chillers are allowed as indicated in the SFO.

12. We plan to provide split DX cooling units in the Tel/Data Rooms. Please confirm this is acceptable.

This is acceptable.

13. The program shows a Kitchen FSNP1. Please confirm that hoods and grease traps are not required.

Hoods with a separate suppression system and grease traps are required.

14. Please confirm that PVC is acceptable for underslab sanitary waste piping in lieu of cast iron. Cast iron shall be utilized for all areas above the slab.

This is acceptable.

15. Please clarify the incoming water supply pressures. Is the water pressure above 60 PSIG?

This will depend on the site the offerors propose on, as VA has not selected one specific site the responsibility is incumbent on any offeror to perform the appropriate due diligence needed to meet the requirements for water supply.

16. Please confirm that the canopy is separate from the building and fire protection is not required.

The canopy is separate from the building. The canopy is noncombustible and no combustible items will be stored beneath it. Sprinkler protection is not required.

17. Please clarify if an emergency generator is required for the Tel/Data and/or other user equipment load areas (RFO).

Refer to Section 6.7.8 for referenced load requirements to be on the Essential Electrical System (EES) generator. The loads on the generator will be comprised of the following:

#### Life Safety Branch

The Life Safety Branch shall supply power to loads per NFPA 70 and 99, including:

- Alarm and alerting systems, such as fire alarm and medical gas systems.
- Automatic doors, used for building egress.
- Exit signs.
- Generator set location: task illumination, battery charger for emergency battery-powered lighting units and selected receptacles.
- Illumination of means of egress.
- Telecommunications systems, where used for issuing instructions during emergency conditions, including public address and Code One (Blue) systems.

#### Safe Cession of Procedures

- Essential Electrical System shall supply power for the task illumination and limited power service that is related to the safety of life, and that is necessary for the safe cessation of procedures in progress. Coordinate with the VA to establish the load list that is needed for safe cessation of procedures.

18. Please clarify if nurse call and master clock are required.

A nurse call is listed in Schedule B. Follow the requirements as presently listed in the SFO.

19. See the section below from Schedule B in West Haven. What is “Speech Privacy System”? It is indicated to be a lump sum price.

|    |                       |                            |   |    |  |        |        |
|----|-----------------------|----------------------------|---|----|--|--------|--------|
| 81 | Speech Privacy System |                            |   |    |  |        |        |
| 82 |                       | System Equipment for       |   |    |  |        |        |
| 83 |                       | Counseling Cubicles Mental |   |    |  |        |        |
| 84 |                       | Health & Substance Abuse   | 1 | Is |  | \$0.00 |        |
| 85 |                       |                            |   |    |  |        | \$0.00 |
| 86 |                       |                            |   |    |  |        |        |

The Speech Privacy System is a white noise system.